
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Mount Pleasant Historic District	(x) Consent Calendar
Address:	1893 Ingleside Terrace, NW	
Meeting Date:	January 24, 2013	(x) Addition
Case Number:	13-112	(x) Alteration
Staff Reviewer:	Tim Dennée	

The applicants, property owners Oscar Macció and Rebecca Moudry (with Nader Elhajj, P.E. and WP Construction, Inc.), request the Board's review of a concept for the construction of a two-story, rear addition and a deck off the main level. The structures would replace an existing, eight-foot-deep deck.

The subject property is a two-story-and-attic, semidetached, brick house, one of two units designed by Nicholas R. Grimm and constructed in 1925-1926 by Charles W. King, Jr. within a context of rowhouses. The terrain of the rear yard drops off considerably behind the existing deck, so any deeper structures will stand taller relative to the natural grade (something that the drawings do not depict accurately). The rear yard is prominently visible from both the alley behind/below and from the alley to the north, off Ingleside, although the latter view is partly obstructed by the large, combination deck and carport at the alley-adjacent property.

Addition

The addition would be sixteen feet deep and extend the full width of the lot. It would have a nearly flat roof, naturally pitched somewhat rearward to shed water. At two stories, it would not extend the basement, leaving the ground level open beneath.¹ The walls on the common property lines would be blank, for reason of fire separation. The rear elevation would have fairly free fenestration, suitable for an informal rear addition. The horizontal siding material is not specified, but is presumably fiber-cement board, a sufficiently compatible material for this application, as opposed to vinyl.

One of the strengths of the design is that the addition is a full-room depth, which means that the rear wall of the house can be retained, with the exception of lowering the existing window openings to create passages into the addition. Not only does this save money, but it constitutes superior preservation of the original building.

¹ Filling in at the basement level would provide a more finished look to the addition than its suspension on exposed posts. It would also enclose more space, provide better insulation of the enclosed space, better weather-proofing of the supporting structure and create a more rigid structure. But it would obviously also increase the cost of the addition, especially for foundations.

The concept drawings are rather schematic, not depicting details of doors, windows, casings and gutters, and not specifying materials. These are details that the staff shall review as part of a permit application.

Deck

The replacement deck would be larger than the present one, at twelve feet deep and side lot line to side lot line. It is typical, pressure-treated deck construction. The only unusual characteristic would be the degree to which it—at the level of the house's main floor—would stand above the receding yard grade on proportionately spindly posts.

Otherwise, both deck and addition, while they extend significantly further rearward than adjacent houses, are still in proportion to and subordinate to the size of the main block.

Recommendation

The HPO recommends approval of the concept as compatible, with a delegation to staff of further review of a permit application including details of windows, doors and wood or fiber-cement siding, etc.



